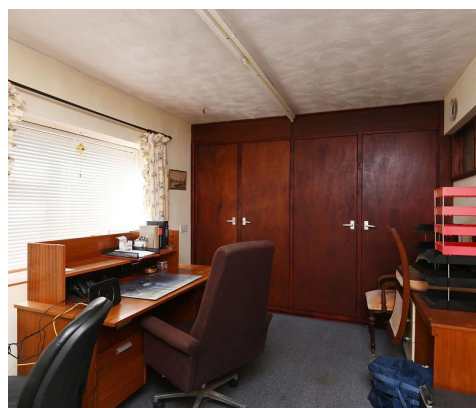




## Capper Brooke, School Lane, Martlesham, Woodbridge, Suffolk IP12 4RR

A substantial former Victorian school conversion, that now requires updating, occupying a site of over half an acre in the centre of the popular village of Old Martlesham.

Guide Price £850,000 Freehold

P7982J





### **Summary**

Entrance hall, 23' x 18' sitting room, kitchen/dining room, study (which is currently being used as a ground floor bedroom), cloak/shower room and utility room. 20' x 12'3 principal bedroom with dressing area and en-suite shower room, guest bedroom with en-suite shower room, three further bedrooms and family bathroom.

Work from home facility comprising an office and workshop area. Double garage and off-road parking for four to five vehicles. Plot that extends to approximately 0.57 acres (0.23 hectares). Useful storeroom, outbuildings and outdoor swimming pool.

### **Location**

Capper Brooke is set along School Lane in the centre of the popular and well regarded village of Old Martlesham. Old Martlesham itself benefits from two very good public houses, The Red Lion and the Black Tiles, a pretty church, a post office, primary school and a garage with convenience store attached. There is a playing field and Bowls Club. It is also in close proximity to Martlesham Creek, which a wider footpath network that links with the River Deben and onto Woodbridge and the coastal village of Waldringfield. A short distance to the south-west is Martlesham Heath which offers a good choice of shopping facilities, including a Tesco Extra, Marks & Spencer's food hall and Next outlet. The historic market town of Woodbridge, which is based on the banks of the River Deben, offers a further choice of shopping and recreational facilities, as well as schooling in the state and private sectors. Woodbridge also benefits from rail links to Ipswich, where journey times to London's Liverpool Street station take just over the hour. The Heritage Coast, with popular destinations such as Aldeburgh, Thorpeness and Southwold, is just half an hour's drive.

### **Overage**

The vendors intend to sell the property with an overage provision concerning any additional property/properties developed on the site for a period of 25 years. If planning consent is obtained, then 30% of the enhanced value will be payable to the vendors if such planning permission is implemented or the property sold with the benefit of such planning permission. The overage payment will be based on the value of the property with the benefit of the planning permission less the market value of the land immediately before the grant of such planning permission and with no expectation of such planning permission, and will be payable immediately upon implementation of the planning permission or the sale with the benefit of planning permission. For the avoidance of doubt the overage will not capture an extension, annexe accommodation and/or ancillary B&B/holiday lets.







### ***Description***

Originally a Victorian school that served the village, Capper Brooke was extended and converted some 50 years ago by a local builder before being acquired by the current vendors in the mid to late 1970s. Being a Victorian school conversion, Capper Brooke offers generous accommodation throughout, that extends to over 3,300 sq ft (306 sqm). On the ground floor there is a generous entrance hall for receiving guests, and this links well with the 23' x 18' sitting room, which has direct access to the gardens, a woodburning stove and fitted bar. In addition, there is the kitchen/dining room, a study (which is currently being used as a ground floor bedroom), cloak/shower room and utility room. The first floor is accessed via a wooden spiral staircase with large landing area with fully glazed sliding doors that open onto a balcony to the front. In addition, there is the 20' x 12'3 principal bedroom with dressing area and en-suite shower room, guest bedroom with en-suite shower room, three further bedrooms and family bathroom.

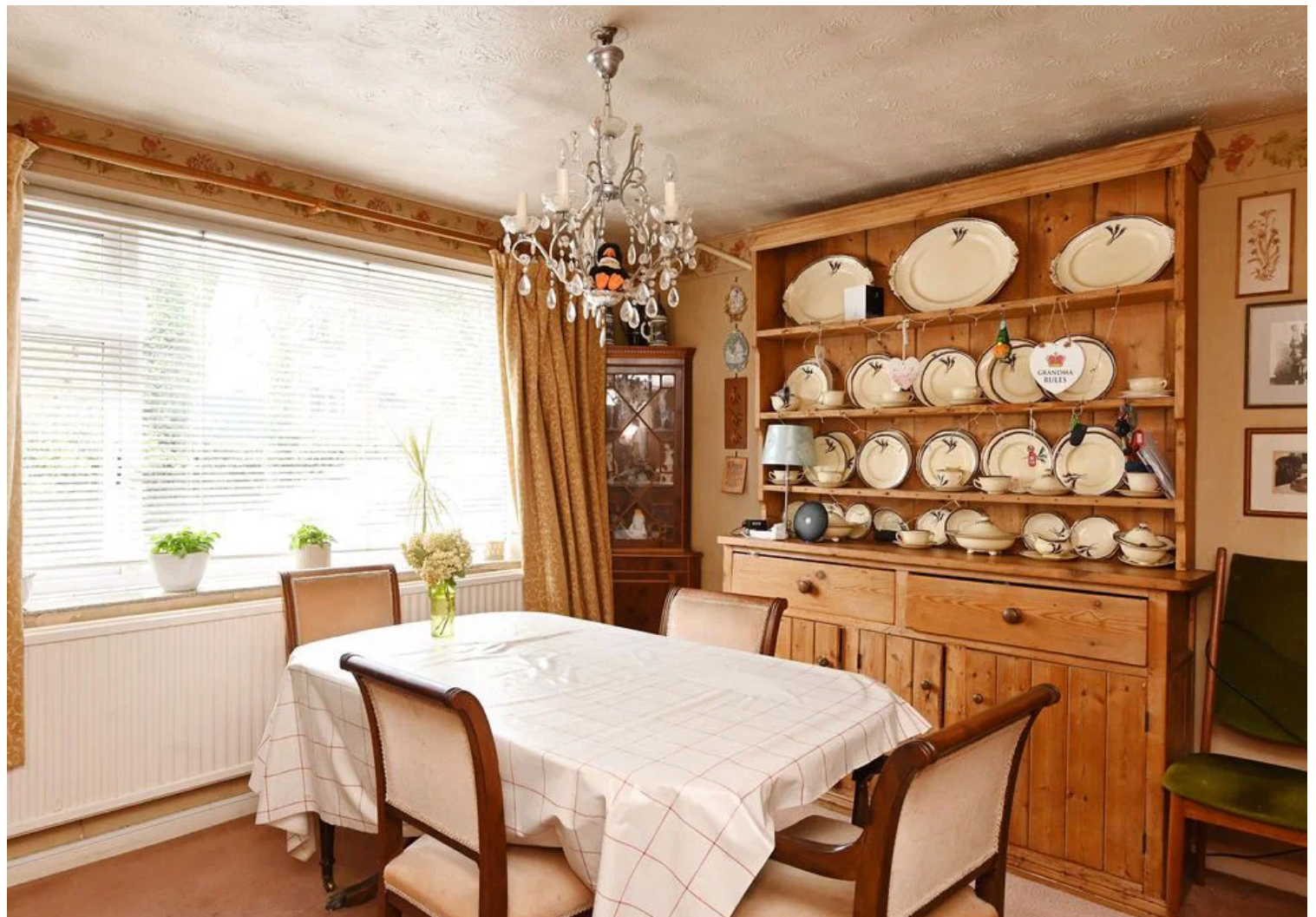
Capper Brooke also benefits from a useful and practical work from home facility, comprising an office and workshop area, which could potentially be converted to create ancillary annexe accommodation if required, subject to the necessary consents. Beyond this is the double garage and a useful storeroom.

Capper Brooke enjoys a plot that extends to over half an acre. This comprises a courtyard style area immediately to the rear of the property, together with some practical outbuildings. There is also an outdoor swimming pool, beyond which is delightful grassed area that is enclosed within established hedging, and benefits from the sun throughout the morning and into the afternoon.

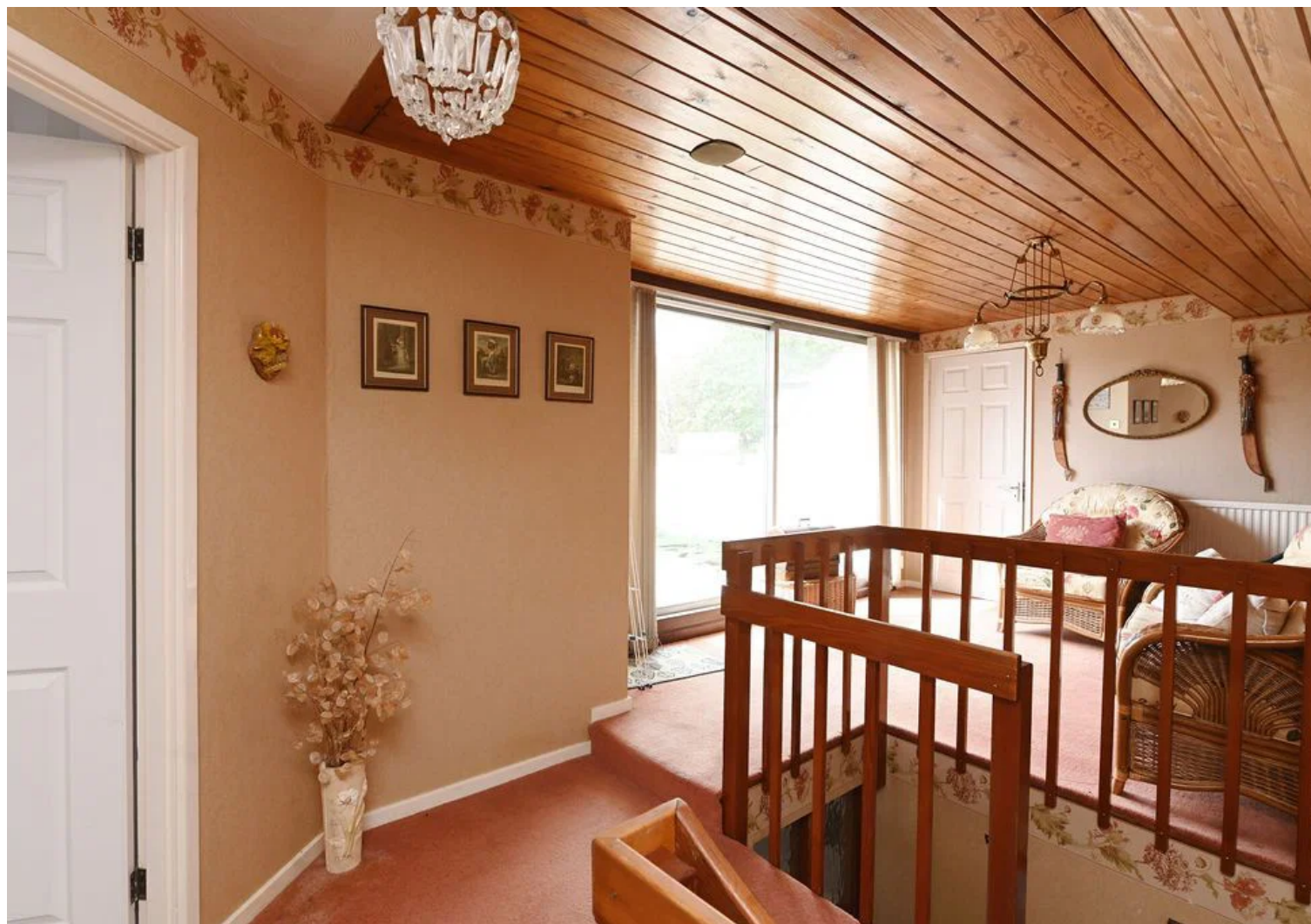
To the front of the house is a tarmac driveway, that is suitably large enough for the parking of four to five vehicles, and this leads to a spacious double garage.

Whilst Capper Brooke has been improved in areas over the years and although the accommodation is perfectly serviceable, it does now warrant updating and offers tremendous scope to be reconfigured to a new owner's personal preference.

















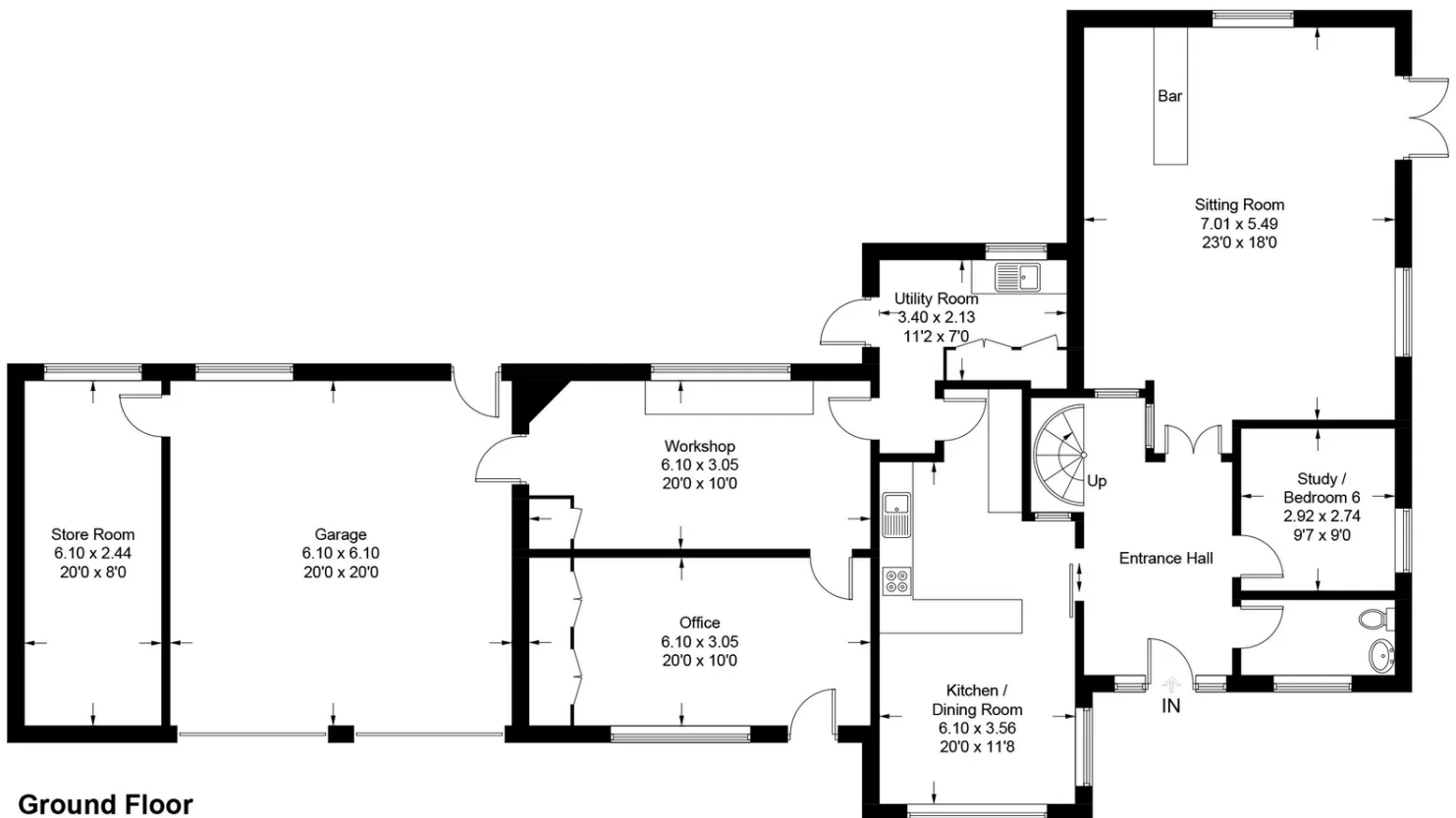






# Capper Brooke, Martlesham

Approximate Gross Internal Area  
312.0 sq m / 3358 sq ft  
(Including Garage / Store Room)







### ***Directions***

Proceeding in a northerly direction on the A12 from the Martlesham/Kesgrave area, on the approach to Woodbridge turn right at the first roundabout (B1438). At the next mini roundabout turn right and continue into Old Martlesham. Proceed under the railway bridge and at the crossroads in the centre of the village turn left opposite the Red Lion Public House onto School Lane where Capper Brooke will be found a short way along on the left hand side.

For those using the What3Words app: [///strikers.gear.brochure](http://strikers.gear.brochure)





**Viewing** Strictly by appointment with the agent.

**Services** Mains electricity (including a 3 phase supply), water and gas connected. Gas-fired boiler serving the central heating and hot water systems. Private drainage system - (whilst it is understood that the septic tank works in a satisfactory manner, it is unlikely to comply with the modern regulations, and a buyer may wish to install a new sewage treatment plant. The cost of this has been taken into account within the guide price).

**Broadband** To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Mobile Phones** To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**EPC** Rating = D (Copy available from the agents upon request).

**Council Tax** Band F: £3,382.74 payable per annum 2026/2027

**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

## NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The property title is not registered.

September 2026







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